

089.0

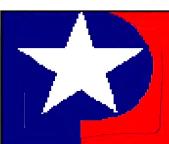
0004

0016.0

Map

Block

Lot

1 of 1
CARDResidential
ARLINGTONAPPRAISED:
USE VALUE:
ASSESSED:Total Card / Total Parcel
576,600 / 576,600
576,600 / 576,600
576,600 / 576,600
Patriot
Properties Inc.
PROPERTY LOCATION

No	Alt No	Direction/Street/City
117		BRATTLE ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1: MACDONALD RONALD F JR	
Owner 2:	
Owner 3:	

Street 1: 117 BRATTLE ST	
Street 2:	

Twn/City: ARLINGTON	
St/Prov: MA	Cntry
Postal: 02474	Own Occ: Y
	Type:

PREVIOUS OWNER	
Owner 1: MACDONALD RONALD F -	
Owner 2: -	

Street 1: 117 BRATTLE ST	
Twn/City: ARLINGTON	
St/Prov: MA	Cntry
Postal: 02474	

NARRATIVE DESCRIPTION	
This parcel contains .076 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1941, having primarily Vinyl Exterior and 952 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 5 Rooms, and 2 Bdrms.	

OTHER ASSESSMENTS	
Code	Descrip/No
	Amount
	Com. Int

PROPERTY FACTORS	
Item	Code
Z	R1
o	SINGLE FA
n	100
Census:	
Flood Haz:	
D	
s	
t	

Exempt	
water	
Sewer	
Electri	
Topo	
Street	
Gas:	

LAND SECTION (First 7 lines only)	
Use Code	Description LUC Fact
101	One Family
3292	Sq. Ft.
Site	
0	Depth / PriceUnits
70.	Unit Type
1.58 5	Land Type
	LT Factor
	Base Value
	Unit Price
	Adj
	Neigh
	Neigh Influ
	Neigh Mod
	Infl 1 %
	Infl 2 %
	Infl 3 %
	Appraised Value
	Alt Class %
	Spec Land %
	J Code Fact
	Use Value Notes

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
101	3292.000	213,500		363,100	576,600		56744
							GIS Ref
							GIS Ref
							Insp Date
							11/27/18

PREVIOUS ASSESSMENT								Parcel ID	089.0-0004-0016.0		Date
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes		
2022	101	FV	213,500	0	3,292.	363,100	576,600		Year end		12/23/2021
2021	101	FV	206,200	0	3,292.	363,100	569,300		Year End Roll		12/10/2020
2020	101	FV	206,300	0	3,292.	363,100	569,400	569,400	Year End Roll		12/18/2019
2019	101	FV	200,800	0	3,292.	368,300	569,100	569,100	Year End Roll		1/3/2019
2018	101	FV	200,800	0	3,292.	274,900	475,700	475,700	Year End Roll		12/20/2017
2017	101	FV	200,800	0	3,292.	249,000	449,800	449,800	Year End Roll		1/3/2017
2016	101	FV	200,800	0	3,292.	238,600	439,400	439,400	Year End		1/4/2016
2015	101	FV	188,200	0	3,292.	202,300	390,500	390,500	Year End Roll		12/11/2014

SALES INFORMATION								TAX DISTRICT				PAT ACCT.				
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif								Notes
WHITE MARY E/ET	34079-217		11/19/2001		250,000	No	No									
WHITE MARY E	24445-173		4/11/1994			No	No	A								

BUILDING PERMITS								ACTIVITY INFORMATION							
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name			
11/12/2014	1544	Porch	4,000					Rebuild existing p	11/27/2018	MEAS&NOTICE	CC	Chris C			
									1/6/2009	Measured	336	PATRIOT			
									1/24/2000	Measured	163	PATRIOT			
									12/1/1981		MM	Mary M			

Sign: _____ VERIFICATION OF VISIT NOT DATA _____ / _____ / _____

EXTERIOR INFORMATION		BATH FEATURES		COMMENTS		SKETCH	
Type: 5 - Cape		Full Bath: 1	Rating: Average				
Sty Ht: 1A - 1 Sty +Attic		A Bath:	Rating:				
(Liv) Units: 1	Total: 1	3/4 Bath:	Rating:				
Foundation: 1 - Concrete		A 3QBth:	Rating:				
Frame: 1 - Wood		1/2 Bath:	Rating:				
Prime Wall: 4 - Vinyl		A HBth:	Rating:				
Sec Wall:	%	OthrFix:	Rating:				
Roof Struct: 1 - Gable		OTHER FEATURES					
Roof Cover: 1 - Asphalt Shgl		Kits: 1	Rating: Good				
Color: GREY		A Kits:	Rating:				
View / Desir:		Frtl: 1	Rating: Average				
GENERAL INFORMATION		WSFlue:	Rating:				
Grade: C - Average		CONDO INFORMATION					
Year Blt: 1941	Eff Yr Blt:	Location:					
Alt LUC:	Alt %:	Total Units:					
Jurisdict:	Fact: .	Floor:					
Const Mod:		% Own:					
Lump Sum Adj:		Name:					
INTERIOR INFORMATION		DEPRECIATION					
Avg Ht/FL: STD		Phys Cond: AG - Avg-Good	26. %				
Prim Int Wal: 2 - Plaster		Functional:					
Sec Int Wall:	%	Economic:					
Partition: T - Typical		Special:					
Prim Floors: 3 - Hardwood		Override:					
		Total:	26.4 %				
SUB AREA		SUB AREA DETAIL					

INTERIOR INFORMATION

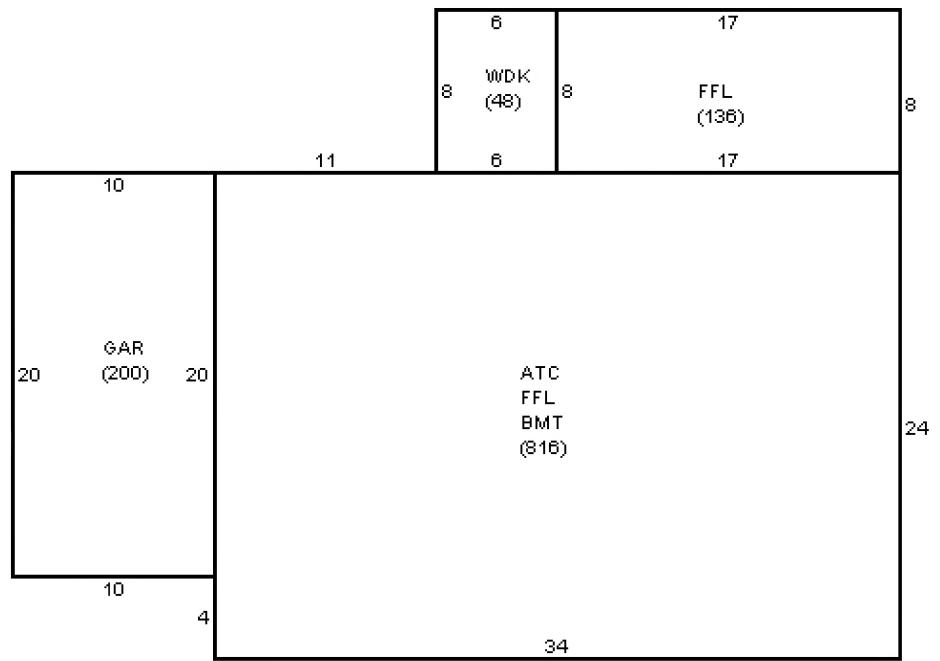
Avg Ht/FL:	STD	
Prim Int Wal	2	- Plaster
Sec Int Wall:		%
Partition:	T	- Typical
Prim Floors:	3	- Hardwood
Sec Floors:		%
Bsmnt Flr:	12	- Concrete
Subfloor:		
Bsmnt Gar:		
Electric:	3	- Typical
Insulation:	2	- Typical
Int vs Ext:	S	
Heat Fuel:	1	- Oil
Heat Type:	5	- Steam
# Heat Sys:	1	
% Heated:	100	% AC:
Solar HW:	NO	Central Vac:
% Com Wal		% Sprinkled

MOBILE HOME

Make: _____ Model: _____ Serial #: _____ Year: _____ Color: _____

SPEC FEATURES/YARD ITEMS

SKETCH



SUB AREA

SUB AREA		SUB AREA DETAIL								
Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
FFL	First Floor	952	147.000	139,944						
BMT	Basement	816	44.100	35,986						
ATC	Attic	286	147.000	41,983						
GAR	Garage	200	27.220	5,444						
WDK	Deck	48	15.840	760						
Net Sketched Area:		2,302	Total:	224,117						
Size Ad	1237.6000	Gross Area	2832	FinArea	952					

SUB AREA DETAIL



AssessPro Patriot Properties, Inc